



SITE REVIEW CRITERIA

This Application meets the Site Review Criteria as follows:

(1) Boulder Valley Comprehensive Plan:

(A) The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

The westerly 80% +/- of the property is designated mixed use residential, and the easterly 20% +/- is designated mixed density residential. Blocks 1 and 2 are included entirely within the mixed use residential designation area and will include predominantly residential uses, with some neighborhood scale restaurant, retail/office flex, personal service, arts and entertainment uses. The future phase for Blocks 3 and 4 is partially within each designation, but the plan to develop this area for mixed density residential is compatible with the policies for both designations, particularly with the non-residential services already to be included in Blocks 1 and 2 within short walking distance. Effectively, the more intense portion of the project is clustered in Blocks 1 and 2, with future Phase II Blocks 3 and 4 stepping down in intensity to taper into the Holiday neighborhood.

(B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

Per the BVCP designation for mixed use residential, the maximum intensity, mix, location and design characteristics are established in the specific zoning and regulations adopted for the area. For the mixed density residential area in Phase II, the proposed density is consistent with the BVCP designation and is similar to the adjacent Holiday neighborhood. As part of the Voluntary Agreement contemplated by this application, the exact density for the project would be established and restricted to reflect the approved plan.

(i) The density permitted in the Boulder Valley Comprehensive Plan, or

N/A

(ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.

N/A

(C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques required to meet other site review criteria.

The Armory Community is perhaps unique in recent Boulder history in terms of its attempts to meet the broad range of BVCP policies and the other site review criteria while providing significantly enhanced community benefits. The economic feasibility of the project is highly challenged by including so many community benefit components that do not generate adequate revenue to cover their costs; however, by working creatively and cooperatively with the City, local businesses and non-profits and by utilizing creative finance mechanisms, we believe we can achieve these ambitious goals.

(2) Site Design: Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

Creating a sense of place is a key focus of the project. The highly creative design included in this application indeed reflects the historic character (preservation of the historic Armory building), relationship to the natural environment (overall site development strategies, Pocket Park, etc.), multi-modal transportation connectivity (highly permeable design, enhanced paths and walks, custom bus shelter, extensive bike parking, etc.).

(A) Open Space: Open space, including, without limitation, parks, recreation areas, and playgrounds:

Open space on the site is extensive—from the Community Plaza, to the Community Pocket Park, to the more intimate plazas at Broadway and Lee Hill and Broadway and Zamia, to the resident amenity deck, to the Art Pavilion overlook deck, to the Southern Paseo, the Armory Community provides an extensive amount of high quality open spaces.

(i) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

Both the Community Plaza and the Community Pocket Park are open, accessible and functional. There is a mix of hardscape areas and greenscape, shady areas and sunny ones, larger spaces and more intimate spaces.

(ii) Private open space is provided for each detached residential unit;

No detached units in Phase I, but all units have private open space either in the form of decks, patios or access to shared, private open spaces reserved for residents. Phase II for Blocks 3 and 4 will include detached units that will all have private open space.

(iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities,

ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (*Cynomys ludovicianus*), which is a species of local concern, and their habitat;

Natural features have been carefully considered throughout the site design, and a strong emphasis on site sustainability is apparent throughout. Site drainage and detention has been approached delicately, and those functions are addressed in a graceful and subtle manner in connection with the Pocket Park. The existing prairie dog colony is of particular importance and will be mitigated (hopefully relocated) in accordance with applicable City of Boulder statutes and regulations. The Silver Lake Ditch that traverses the property will be placed underground in accordance with requirements of the Silver Lake Ditch Company for both safety and functionality. We hope to include some type of educational feature or art installation near one of the diversion structures to pay homage to the ditch and to remind users of the historical irrigation water that still passes under their feet through the property.

(iv) The open space provides a relief to the density, both within the project and from surrounding development;

Block 1 is the most intensely developed portion of the site, and yet, it includes what will be one of the largest density relief areas in all of the North Boulder—the Community Plaza. This is made possible by putting the parking underground and building the Plaza on top—an extremely expensive undertaking. However, the result is the conversion of what would otherwise be a large parking lot into the central place-making opportunity for the entire project. Additionally, the intimate plazas at Broadway and Lee Hill and Broadway and Zamia provide a respite for pedestrians and an opportunity for people to stop and linger. The Community Pocket Park provides both a soft-scape environment for relaxation and play and an affirmative connection to the Holiday Park just to the east. The Southern Paseo creates a buffer from the adjacent Main Street North project and serves an important function in allowing two-block permeability for pedestrians and cyclists.

(v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

The Community Pocket Park is actually large enough for active recreation such as children's play, playing catch or Frisbee, volleyball, playing fetch with a dog and similar activities that are typically limited in an urban environment. The Community Plaza is large enough for music, dance and performance, whether by impromptu buskers or scheduled performances.

(vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and

The location of the Pocket Park is important in addressing the drainage and detention for the site, and by locating it on the southeastern edge of the property, there is a strong synergy with Holiday Park.

(vii) If possible, open space is linked to an area- or city-wide system.

As noted above, the Pocket Park is linked to the Holiday Park, and the Southern Paseo links to City sidewalks/pathways on each end.

(B) Open Space in Mixed Use Developments (Developments That Contain a Mix of Residential and Nonresidential Uses):

(i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and nonresidential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and

The Community Plaza, the more intimate plazas and the Pocket Park will all serve multiple uses for residents, customers, neighbors and visitors. The resident deck and amenity area, the Arts Pavilion overlook deck and the private decks and patios appurtenant to the residential units will serve the more private needs of the residents. The amount of open space provided is significantly greater than perhaps any other project of its kind in Boulder.

(ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.

There are active areas on the Community Plaza, the intimate plazas and in the Pocket Park. The private decks and patios provide opportunity for more passive use.

(C) Landscaping:

(i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

The plants are selected to provide year round interest - including color, form and texture. Plants are selected for their hardiness for our climate and are typically low water usage plants.

The hardscape is detailed to provide interest and to highlight special community gathering areas and/ or key building entries.

(ii) Landscape design attempts to avoid, minimize or mitigate impacts on and off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

There are no plant communities of special concern, threatened or endangered species or significant habitat on the property. The trees to be removed are not appropriate for street scape planting (evergreens) and will be replaced with a large quantity of new trees (in excess of BRC requirements).

(iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and

The project provides plants in sizes and quantities that exceed the BRC standards referenced above.

(iv) The setbacks, yards and useable open space along public rights of way are landscaped to provide attractive streetscapes, to enhance architectural features and to contribute to the development of an attractive site plan.

All setbacks and usable open space are attractively and fully landscaped to enhance the appeal and enjoyment of the overall property.

(D) Circulation: Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:

(i) High speeds are discouraged or a physical separation between streets and the project is provided;

The street plan includes an innovative “jog” along Zamia and 13th that serves multiple functions—it acts to naturally calm traffic and reduce speeds while allowing both streets to align correctly on each outside edge of the property.

(ii) Potential conflicts with vehicles are minimized;

Various aspects of the project help reduce conflicts between vehicles, bicycles and pedestrians, including the Southern Paseo, the enhanced, detached sidewalks, well designed and marked pedestrian crossings, location of the garage entries, design of street parking and overall reduced street width.

(iii) Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrian ways and trails;

The project provides extensive avenues for multi-modal mobility including enhanced pedestrian areas and walks and the Southern Paseo. A custom bus shelter is also proposed.

(iv) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single-occupant vehicle;

The overall mixed-use design strongly supports a walkable lifestyle. A compact, urban design located along a major transit corridor will actually plausibly allow future residents to forego car ownership altogether, should they choose. Enhanced outdoor spaces and functional connections strongly support making non-auto transportation choices.

(v) Where practical and beneficial, a significant shift away from single-occupant vehicle use to alternate modes is promoted through the use of travel demand management techniques;

An aggressive TDM is proposed, including unbundled parking, eco-passes, ample secure bike parking, provision of car-share vehicle and other proven strategies.

(vi) On-site facilities for external linkage are provided with other modes of transportation, where applicable;

The site is well connected on all sides for all modes, pedestrian, bicycle, transit and car.

(vii) The amount of land devoted to the street system is minimized; and

Per negotiations with City staff, the street sizes have been reduced to reflect "new urban" scale. The minimum amount of street necessary is provided.

(viii) The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and provides safety, separation from living areas, and control of noise and exhaust.

Despite the narrower streets, careful consideration was made for safe and efficient travel by all modes. Areas for deliveries, recycling and trash pick-up and other services are provided thoughtfully to minimize conflicts.

(E) Parking:

(i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;

Auto parking for Blocks 1 and 2 is provided primarily in below grade parking structures, thereby eliminating surface parking lots. Street parking is provided per City code. Entries and exits are designed to minimize conflicts with pedestrians and bicycles, and the large Community Plaza is made possible by hiding the parking underneath it. Ample bike parking is provided, both long-term parking for residents and tenants and visitor/customer bike parking.

(ii) The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

Putting the parking underground, though extremely expensive, frees up a tremendous amount of space on the surface for the enhanced open space provided.

(iii) Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets; and

Putting the parking underground means that it is largely out of site. Along the southern boundary in Block 2, there is additional screening to hide the parking from the Main Street North development. Also, this parking area includes landscaping in and around its confines as a buffer and to further screen cars from view.

(iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in subsection 9-9-6(d), and section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.

N/A – parking provided underground

(F) Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area:

(i) The building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area;

The proposed buildings are both compatible with the existing character and materially improve upon it. The historic Armory Building is preserved and adaptively restored to a

new, relevant use—the Art Pavilion—an iconic new building to be provided at the corner of Broadway and Lee Hill, will serve as a gateway to North Boulder and a clear expression that one has just entered an arts district. The other mixed use buildings reflect timeless, classic architectural forms with a modern vocabulary fitting of the North Boulder ethos. Materials are authentic, high-quality and are harmonious with the adjacent context.

- (ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans or design guidelines for the immediate area;

Building heights are not inconsistent with the height of other North Boulder developments, particularly considering the topography of the site, which includes a significant slope. The tallest building, the Art Pavilion, while only three stories, is intentionally designed to hold the corner and make a statement. The remainder of the buildings are one, two or three stories, always stepping down when moving to a lower adjacent building.

- (iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;

Shadows and view impacts on neighboring properties are minimized and building massing is stepped or sloped down in character.

- (iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs, and lighting;

Because the character of North Boulder as an arts district is still being established, we hope to take a leading role in defining that character going forward. That is not to say that use of color, materials, landscaping, signs and landscaping won't be compatible with the neighborhood; rather, we expect to raise the bar significantly and take a bolder approach toward inspired, timeless design. To make the project feel diverse and developed over time, architectural styles are diverse yet hold together without chaos or competition.

- (v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;

The pedestrian is key in every aspect of the project. From the gracious sidewalks, to the Community Plaza, to the stepped back third floors, to the intimate courtyards, every detail of the design seeks to bring the human scale to the street.

- (vi) To the extent practical, the project provides public amenities and planned public facilities;

Amenities and facilities are extensive—the Community Plaza, the Art Pavilion, the Pocket Park, etc.

(vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

Not only does the project include a variety of housing types—it includes new types of housing that are greatly in demand. Blocks 1 and 2 include walk-up townhomes, lofts, gallery homes and artist lofts. Future Phase II Blocks 3 and 4 are expected to include small lot single family, duplex, townhome and/or rowhomes. Units will range from efficiencies, 1 bedroom and 2 bedrooms in Blocks 1 and 2 to larger, up to 4-bedroom homes in Blocks 3 and 4.

(viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;

Sound transfer is mitigated both through design and construction methods and materials.

(ix) A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;

Lighting is designed to be both efficient and safe.

(x) The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;

The entire site design focuses on sustainability. Impacts to natural systems are minimized, and enhanced water quality and detention is provided.

(xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

In addition to designing the project for sustainability from the outset, we strongly desire to maximize energy efficiency. Initial discussions with Namaste Solar have identified significant rooftop potential for solar PV, and as we move forward with construction documents, we have asked our design team to provide upgraded alternates in glazing, insulation, controls and other features that might improve sustainability. We are pursuing the possibility of PACE – Property Assessed Clean Energy—financing to allow us to implement more sustainability features than would otherwise be economically possible.

(xii) Exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

Authentic materials are used without. Design is clean, simple and timeless.

(xiii) Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

The site comes close to balancing. The slope of the site presents some challenges, but we take advantage of that partially through the underground parking structures. We have worked with the land form to develop an innovative and functional way to address water quality and detention.

(xiv) In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-defined urban edge; and

N/A

(xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.

N/A

(G) Solar Siting and Construction: For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:

(i) Placement of Open Space and Streets: Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.

Site layout has been designed to meet this criterion.

(ii) Lot Layout and Building Siting: Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building. Lots are designed to facilitate siting a structure which is unshaded by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading.

Site layout has been designed to meet this criterion.

(iii) Building Form: The shapes of buildings are designed to maximize utilization of solar energy. Buildings shall meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981.

Buildings have been designed to meet this criterion.

(iv) Landscaping: The shading effects of proposed landscaping on adjacent buildings are minimized.

Landscaping has been designed to meet this criterion.

(H) Additional Criteria for Poles Above the Permitted Height: No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:

(i) The light pole is required for nighttime recreation activities which are compatible with the surrounding neighborhood, light or traffic signal pole is required for safety, or the electrical utility pole is required to serve the needs of the City; and

N/A

(ii) The pole is at the minimum height appropriate to accomplish the purposes for which the pole was erected and is designed and constructed so as to minimize light and electromagnetic pollution.

N/A

(I) Land Use Intensity Modifications:

(i) Potential Land Use Intensity Modifications:

a. The density of a project may be increased in the BR-1 district through a reduction of the lot area requirement or in the Downtown (DT), BR-2, or MU-3 districts through a reduction in the open space requirements.

N/A

b. The open space requirements in all Downtown (DT) districts may be reduced by up to one hundred percent.

N/A

c. The open space per lot requirements for the total amount of open space required on the lot in the BR-2 district may be reduced by up to fifty percent.

N/A

d. Land use intensity may be increased up to twenty-five percent in the BR-1 district through a reduction of the lot area requirement.

N/A

(ii) Additional Criteria for Land Use Intensity Modifications: A land use intensity increase will be permitted up to the maximum amount set forth below if the approving agency finds that the criteria in paragraph (h)(1) through subparagraph (h)(2)(H) of this section and following criteria have been met:

a. Open Space Needs Met: The needs of the project's occupants and visitors for high quality and functional useable open space can be met adequately;

N/A

b. Character of Project and Area: The open space reduction does not adversely affect the character of the development or the character of the surrounding area; and

N/A

c. Open Space and Lot Area Reductions: The specific percentage reduction in open space or lot area requested by the applicant is justified by any one or combination of the following site design features not to exceed the maximum reduction set forth above:

N/A

1. Close proximity to a public mall or park for which the development is specially assessed or to which the project contributes funding of capital improvements beyond that required by the parks and recreation component of the development excise tax set forth in chapter 3-8, "Development Excise Tax," B.R.C. 1981: maximum one hundred percent reduction in all Downtown (DT) districts and ten percent in the BR-1 district;

N/A

2. Architectural treatment that results in reducing the apparent bulk and mass of the structure or structures and site planning which increases the openness of the site: maximum five percent reduction;

N/A

3. A common park, recreation, or playground area functionally useable and accessible by the development's occupants for active recreational purposes and sized for the number of inhabitants of the development, maximum five percent reduction; or developed facilities within the project designed to meet the active recreational needs of the occupants: maximum five percent reduction;

N/A

4. Permanent dedication of the development to use by a unique residential population whose needs for conventional open space are reduced: maximum five percent reduction;

N/A

5. The reduction in open space is part of a development with a mix of residential and nonresidential uses within a BR-2 zoning district that, due to the ratio of residential to nonresidential uses and because of the size, type, and mix of dwelling units, the need for open space is reduced: maximum fifteen percent reduction; and

N/A

6. The reduction in open space is part of a development with a mix of residential and nonresidential uses within a BR-2 zoning district that provides high quality urban design elements that will meet the needs of anticipated residents, occupants, tenants, and visitors of the property or will accommodate public gatherings, important activities, or events in the life of the community and its people, that may include, without limitation, recreational or cultural amenities, intimate spaces that foster social interaction, street furniture, landscaping, and hard surface treatments for the open space: maximum twenty-five percent reduction.

N/A

(J) Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District:

(i) Process: For buildings in the BR-1 district, the floor area ratio ("FAR") permitted under table 8-2, section 9-8-2, "Floor Area Ratio Requirements," B.R.C. 1981, may be increased by the city manager under the criteria set forth in this subparagraph.

N/A

(ii) Maximum FAR Increase: The maximum FAR increase allowed for buildings thirty-five feet and over in height in the BR-1 district shall be from 2:1 to 4:1.

N/A

(iii) Criteria for the BR-1 District: The FAR may be increased in the BR-1 district to the extent allowed in subparagraph (h)(2)(J)(ii) of this section if the approving agency finds that the following criteria are met:

a. Site and building design provide open space exceeding the required useable open space by at least ten percent: an increase in FAR not to exceed 0.25:1.

N/A

b. Site and building design provide private outdoor space for each office unit equal to at least ten percent of the lot area for buildings twenty-five feet and under and at least twenty percent of the lot area for buildings above twenty-five feet: an increase in FAR not to exceed 0.25:1.

N/A

c. Site and building design provide a street front facade and an alley facade at a pedestrian scale, including, without limitation, features such as awnings and windows, well-defined building entrances, and other building details: an increase in FAR not to exceed 0.25:1.

N/A

d. For a building containing residential and nonresidential uses in which neither use comprises less than twenty-five percent of the total square footage: an increase in FAR not to exceed 1:1.

N/A

e. The unused portion of the allowed FAR of historic buildings designated as landmarks under chapter 9-11, "Historic Preservation," B.R.C. 1981, may be transferred to other sites in the same zoning district. However, the increase in FAR of a proposed building to which FAR is transferred under this subparagraph may not exceed an increase of 0.5:1.

N/A

f. For a building which provides one full level of parking below grade, an increase in FAR not to exceed 0.5:1 may be granted.

N/A

(K) Additional Criteria for Parking Reductions: The off-street parking requirements of section 9-9-6, "Parking Standards," B.R.C. 1981, may be modified as follows:

(i) Process: The city manager may grant a parking reduction not to exceed fifty percent of the required parking. The planning board or city council may grant a reduction exceeding fifty percent.

(ii) Criteria: Upon submission of documentation by the applicant of how the project meets the following criteria, the approving agency may approve proposed modifications to the parking requirements of section 9-9-6, "Parking Standards," B.R.C. 1981 (see tables 9-1, 9-2, 9-3 and 9-4), if it finds that:

a. For residential uses, the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated;

The proposed 25% parking reduction will allow for one off-street vehicle parking space per residential unit, which is anticipated to be adequate for the occupants and visitors. Additional on-street parking is also provided. Parking will be unbundled from leases, thereby encouraging residents to minimize automobile reliance. Eco-passes, car-share vehicle, bicycle amenities and other TDM strategies will also be employed to reduce auto dependence. The site is served by various RTD bus routes, most importantly, the Skip.

b. The parking needs of any nonresidential uses will be adequately accommodated through on-street parking or off-street parking;

The proposed 25% parking reduction will allow for adequate restaurant seating and parking for other non-residential uses. The mixed-use nature of the development facilitates shared use of the available parking spaces. Parking will be unbundled from leases, thereby encouraging employees of businesses to utilize alternative modes to get to work. On-street parking is also provided for visitors and customers.

c. A mix of residential with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;

Yes, parking will be shared.

d. If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and

Yes, varied time periods of use are anticipated to assist in accommodating parking needs. Resident peak demand is evening/night; commercial peak demand is daytime.

e. If the number of off-street parking spaces is reduced because of the nature of the occupancy, the applicant provides assurances that the nature of the occupancy will not change.

N/A

(L) Additional Criteria for Off-Site Parking: The parking required under section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

N/A

(i) The lots are held in common ownership;

N/A

(ii) The separate lot is in the same zoning district and located within three hundred feet of the lot that it serves; and

N/A

(iii) The property used for off-site parking under this subparagraph continues under common ownership or control.

N/A



SITE REVIEW

INTRODUCTION

What is a community? At the most general level, a community is any social unit that shares common values. In the context of a city or neighborhood, the concept of community closely relates to how citizens work together to respond to common issues, opportunities or problems, whether they be economic, social, environmental or cultural. The term community development can describe the process whereby people—citizens, neighbors, property owners, businesses and other stakeholders—come together to confront common issues and develop collective action to address them.

Community development can also refer to the process whereby we change our built environment in a manner that is sensitive and responsive to common values and goals, thereby improving the social fabric that ties us together. There is a fundamental distinction between developing a property—merely building structures on it—and developing a *community*.

*“IT TAKES A PLACE TO CREATE A COMMUNITY,
AND A COMMUNITY TO CREATE A PLACE”*

- Project for Public Spaces

In trying to develop community, we are at the core trying to build a more livable and sustainable place—one that is not just functional but that enriches the lives of the people who live, work, learn, create, dine and play there. A place people want to live. A place where people naturally come together and interact with one another. A place where people linger. A place where different kinds of people are drawn together. A place that is economically, socially, culturally and environmentally sustainable. Not a “throwaway” place in 25-30 years, but instead one that will be valued and treasured over time so that it remains for generations to come, evolving with the times but never being discarded.

We see many places like this in great cities throughout the world and in pre-WW II development in the U.S., but far fewer of them over the past 65 years. As we have opportunities to change our built environment, we must focus on creating the next great places that will make our community more livable and sustainable. Therein lies the key to building community.

*“PLACEMAKING’ IS BOTH AN OVERARCHING IDEA AND
A HANDS-ON TOOL FOR IMPROVING A NEIGHBORHOOD, CITY OR REGION.
IT HAS THE POTENTIAL TO BE ONE OF THE MOST TRANSFORMATIVE IDEAS OF THIS CENTURY.”*

- *Project for Public Spaces*

We all know a great place when we experience it, but it is much harder to define in the abstract what makes a place “great”. When people describe a place they especially enjoy, words like “safe,” “fun,” “charming” and “welcoming” come up repeatedly (Project for Public Spaces). Natural features such as waterways, mountain vistas or a canopy of mature trees can be a key component. And significantly for North Boulder, there is the important role of the arts. Many of the settings we identify as great places, particularly in urban settings, are significantly impacted by the presence of art, particularly when it is dynamic and invites interaction. Art—whether visual or performance—can provide the creativity, interest and engagement that causes people to come to a place and want to stay there. As North Boulder solidifies its reputation as a hub for artists and the arts, there is a tremendous opportunity to leverage that creativity and energy in place-making at the Armory.

In creating this plan for the Armory Community over the past several years, we have learned a great deal, and our thinking has evolved tremendously. This plan is the product of the input of hundreds of people and, we believe, reflects the collective aspirations the North Boulder sub-community for the future of this property. We are indebted to all those who have collaborated with us to find the common values and goals that serve as the basis for this plan, and for building the Armory Community.

BACKGROUND

North Boulder has experienced significant change over the past 20 years since the adoption of the North Boulder Subcommunity Plan in 1995. Concepts implemented from the NOBO Subcommunity Plan include the development of a wide variety of housing types with a significant percentage of permanently affordable units, supplemented by a few neighborhood-scale retail and restaurant uses along Broadway. Despite many aspects of the original vision having come to fruition, the neighborhood remains one in transition, with many properties still reflecting vestiges of a very different North Boulder and a perception among many residents that the neighborhood is still incomplete and lacking in desired services and amenities. North Boulder is also developing an identity as a key location for artists and other creative industries.

As North Boulder has evolved into a dynamic, new urban neighborhood with a budding arts scene, the Colorado National Guard Armory property at Lee Hill and Broadway has remained largely unchanged. Due to military security regulations, it is necessarily isolated behind its chain link fence and wall of evergreen trees and separated physically and culturally from the

surrounding neighborhood. At 8.55 acres, it comprises one of the largest essentially undeveloped properties remaining in Boulder. Although the site served the needs of the Colorado National Guard for many decades, it no longer meets the requirements of the Guard today, and so the State of Colorado has made the decision to cease operations there and exit the property.

There is an opportunity now to implement a new vision for the Armory to serve the next generation of Boulder's citizens. Both neighbors and City officials have recognized the Armory as an integral piece of the puzzle in furthering the character of this diverse and energetic part of Boulder and continuing to fulfill the vision of the North Boulder Subcommunity Plan.

After years of outreach to and dialogue with the surrounding neighborhood and the larger Boulder Community, we developed a Concept Plan for the Armory. This concept was shaped by several key drivers:

- The North Boulder Subcommunity Plan
- Efforts to Establish North Boulder as an Arts District
- The Desire for a Central Gathering Place
- Additional Dining, Services and Shopping Options within Walking Distance
- Embracing Principles of New Urbanism
- A Focus on Sustainability

We completed the City of Boulder Concept Review process in 2014, culminating with the Planning Board hearing last August. This Site Review Plan closely follows the Concept Plan and incorporates the comments and suggestions we received during that process from the Planning Board, City Staff and the community.

Our goal for the Armory Community is to follow progressive, social development principles with inspired architectural design, going beyond merely the average, to create great places that will elevate the lives of the community's residents, neighbors and visitors for decades to come. We want to create a sustainable, mixed-use, mixed-income, multi-generational neighborhood where residents, neighbors, shopkeepers, restauranteurs, artists and visitors interact with each other on a daily basis and where people can gather for food, entertainment and the arts.

DESIGN INTENT

Well-designed public spaces strengthen communities by drawing users from across social and economic divides to shared experiences in these community spaces. The Armory Community follows principles of community building and sustainable design, striving to make a more walkable neighborhood, with structures more energy-efficient and public spaces more earth-friendly, creating spaces that act as social coaches and health promoters.

Uses are varied on the site: there are spaces for flex retail/office, restaurants, a dedicated, multi-use arts/events space, a large Community Plaza, several smaller plazas and a community Pocket Park. Residential units vary from for-rent studio lofts to artist gallery homes and lofts, to walk-up townhomes in Blocks 1 and 2. The eastern half of the site, designated as Blocks 3 and

4, is reserved for a future phase that would include mixed-density residential homes consistent with the Holiday neighborhood, likely including small-lot single family homes, duplexes, townhomes and/or rowhomes.

Twenty percent of the residences are designated as permanently affordable, and all affordable units are provided on site. We strongly desire to include a preference for artists in the permanently affordable units and continue to work closely with City staff to explore legally acceptable mechanisms to accomplish this goal. At a minimum, the units will be designed to be attractive and conducive to artists and will be actively marketed as artist units. Market rate residences are designed with attainability in mind—units are generally smaller and more compact to allow for organically lower market pricing. The intent is to achieve a mixed-use, mixed-density, mixed-income, multi-generational neighborhood.

Intensity is focused in Blocks 1 and 2 on the western portion of the site along Broadway. It is in these blocks that all non-residential uses are located, along with rental housing units. Blocks 3 and 4 will be purely residential and are expected to be brought forward in a later phase as primarily for-sale, owner-occupied homes very compatible in density and overall design with the Holiday Neighborhood to the east. A separate Site Review Amendment would be required at the time that plan is submitted.

The central focal point of the design is the Community Plaza in Block 1, which will be surrounded by the Art Pavilion, the restored Armory “Mess Hall” Building repurposed as a restaurant or brewpub, other small restaurant and flex retail/office spaces and a number of rental residences. Smaller public plazas are also included at the entry corners of Broadway and Zamia and at the corner of Broadway and Lee Hill. A private plaza/outdoor amenity area for the rental community is provided in Block 2. A community Pocket Park is provided in Block 4, which serves multiple functions, including providing a larger, useable open space area for the residents, providing a connection to and continuation of the Holiday Neighborhood Park and serving as an attractive and functional water quality and detention area for the project. Smaller greenspaces, gardens and art display opportunity areas are interspersed throughout the community.

The Art Pavilion, located on the corner of Broadway and Lee Hill in Block 1, anchors the Community Plaza and acts as the gateway and key architectural element of the project. The ground level of this building includes a coffee shop, gallery homes for artists and a dedicated, multi-use arts/events space. The upper levels include artist lofts and a resident overlook balcony with stunning mountain views.

Extensive connections are provided into, through and around the Armory Community. A creative “jogged” street plan allows 13th Street and Zamia Street to connect at the appropriate places at each edge of the site while allowing the historic Armory Building to be retained and restored. The jogged street plan also serves as a natural traffic calming feature and creates interesting visual angles to highlight the architecture. Gracious, detached sidewalks are provided throughout the interior of the site. There is a mid-block, multi-use path along the entire southern border which we are calling the Southern Paseo, which acts as a textural buffer from adjacent uses and providing a path and connections to parks and public transportation.

The perimeter of the project provides connections to all existing pedestrian sidewalks and bike lanes, and a proposed bus stop and custom shelter along Broadway encourage public transportation to points north and south. Along Broadway, artist display platforms are intended to provide a public arena for artists to show off their craft while creating a sense of rhythm, texture and color along the street. Sidewalks are broken up by strong tree lawns to provide a respite from the hard surfaces found south of the project along the Broadway sidewalk, where landscape is at a premium.

The site presents several special challenges: First, the existing Armory “Mess Hall” Building is potentially of historic interest. Second, the Silver Lake Ditch traverses the property. And finally, there is an existing prairie dog colony located on the property. The project proposes to address these challenges by preserving and repurposing the Armory Building, working in concert with the Silver Lake Ditch Company to install a subsurface pipe and associated diversion structures to convey the irrigation water across the property in a safe and efficient manner, and by mitigating the prairie dog colony in compliance with City Code with the assistance of a certified wildlife ecologist.

OBJECTIVES

- Build Community
- Create Great Places
- Complement the unique character of North Boulder with a variety of interesting shapes, colors and textures.
- Implement the core principles of sustainable, new urban design.
- Create a distinct but compatible neighborhood.
- Create a central community gathering place anchored by arts, entertainment and dining uses.
- Foster “social sustainability” by providing enriched outdoor space in the Community Plaza and Community Pocket Park, and indoor space in the Art Pavilion for creating and display of art, art markets, farmer’s markets, concerts, dances, movies, events, meetings and relaxed gathering.
- Provide affordable housing units on site, with a significant portion of those units designed specifically for artists.
- Encourage access by all multiple modes from every direction with permeability in each block.
- Provide a balance of surface/street parking and garage parking, and an abundance of bicycle parking together with adjacency to public transportation and bike routes.

- Learn from the existing streetscape and prior projects by suggesting more variety in plant material, softer edges, better lighting, visual interest with spaces for public art, large plazas for outdoor gathering and dining, and interaction with the street and sidewalk.

SUSTAINABILITY

The Armory Community has embraced the tenets of sustainability and integrative design from the outset of our design process. The project's main areas of emphasis are promoting an arts-based local economy and identity for North Boulder, creating an active Community Plaza that will serve as a central community gathering place, enhancing the North Boulder pedestrian and cycling experience, providing a variety of housing types, and pursuing adaptive reuse of an historic structure. The project will apply green building, energy efficiency, and sustainable site development strategies throughout.

Pedestrian prioritization for the site will be achieved by placing the off-street parking for Blocks 1 and 2 underground, along with parallel and some diagonal parking on the streets, and creating a true mixed-use, human-scale environment, both for internal site circulation and connection to the rest of the North Broadway corridor. The project will demonstrate how a relatively compact, urban site can be designed to create a biophilic experience that emphasizes the health, psychological, and emotional benefits of nature.

Site features will include habitat areas, Low Impact Design strategies to manage stormwater, and cultivation of micro-scale food production to improve the character of a great neighborhood gathering spot. The northwest corner of the site – the Art Pavilion building and associated community kiosk – is meant to engage passing pedestrians and cyclists with the Broadway / Lee Hill Intersection and create an iconic, arts-focused landmark for North Boulder.

The development will greatly reduce the need for automobile traffic through a variety of **Transportation Demand Management (TDM) strategies**. The addition of a new, custom bus shelter along Broadway will make the site easily accessible from other parts of Boulder, especially those along Broadway to the north and south. Subsidized eco-passes, on-site car share, safe and secure bike parking in the garage and prolific bike racks, a collective bike tool/repair space onsite, and bike trailers available to occupants for local shopping trips will further support the potential for auto-free living and working at the site.

Breweries have been at the forefront of deep sustainability efforts in Colorado and across the country, and the project will build on this precedent by exploring opportunities for closed loop energy, water, and food systems within and between the proposed brewpub, the Art Pavilion, and residential units. Potential strategies include waste to energy concepts, waste heat reuse, herbs grown for beer brewing (e.g., hops), and process water reuse. The project includes a community greenhouse in Block 2 for residents.

All buildings are intended to be designed for energy and water efficiency, using high-performance window glazing, low-energy lighting, appropriately sized HVAC systems, locally-

sourced and/or reclaimed materials, and passive design elements such as canopies, recesses, and shading devices to help control solar gain, as well as daylight, natural ventilation, thermal mass, etc., to create a high quality, healthy living environment. Smart home controls such as Nest-style thermostats, master on/off switches to manage plug loads, and in-unit energy dashboards will be considered to help residents manage their energy use. On-site solar will be a main focus, using solar thermal to offset energy use for the outdoor pool, and PV throughout for the electrical load.

Social Sustainability In addition to following traditional forms of sustainable development, seen through energy efficiency, alternative energy production, alternative means of transportation, and aggressive recycling and waste reduction, there is a social sustainability in the design. This can be seen in the provision of shared and common spaces where residents and the general public can co-mingle and enjoy the community plazas and streetscapes. The Community Plaza in Block 1 is a shared space meant to encourage community interaction. It is intended to be generally open to the public but will remain private property and will be actively managed with on-site security personnel to prevent the kind of misbehavior, vandalism, excessive loitering/camping and other anti-social behavior that has been problematic recently in some other public spaces in Boulder. The outdoor amenity space in Block 2 is meant for the sole use of the residents of both blocks, with possibly a pool and jacuzzi heated by on-site solar, outdoor lounging and dining facilities and areas for resident gatherings and barbeques.

Also, the residents will have use of a common greenhouse, seen at the northeast corner of Block 2, for development of a resident community garden where people come together to grow fruits and vegetables for their dinner table or grow flowers to brighten the room on a winter day. It is adjacent to another resident outdoor patio, where plants can be taken to be outdoors during mild weather.

Along with provisions seen in common spaces, the residents will have use of electric car chargers in both structured parking areas and on-site car-share vehicles. There will also be an abundance of bicycle racks for visitors and secure, interior bike parking areas for residents.

On all residential buildings, the massing is stepped to create resident common outdoor spaces and to foster the social sustainability of the community.

PROCESS

During community outreach and the Concept Review process, a number of opportunities for the Armory were identified that could only be achieved either through zoning changes, amendments to the zoning code or through some type of site-specific variance process such as a special ordinance. City Staff and Planning Board Members stressed the importance of ensuring that desired community benefits and amenities would be fully guaranteed in a legally enforceable manner in exchange for variances from zoning standards. Through subsequent discussions with City Staff, it was determined that an application for rezoning or one that was based on zoning code amendments of general applicability would not provide the level of assurance necessary for the City. Additionally, due to the state statute prohibiting rent control in private

properties and the *Telluride* decision, in order for us to provide permanently affordable rental units on site, we must enter into a “Voluntary Agreement” with the City that includes consideration from the City in exchange for providing the permanently affordable rental units in a private project in a manner that will be legally enforceable in perpetuity.

Accordingly, this Site/Use Review Application includes requested modifications from the by-right zoning on a site specific basis to be included in the Voluntary Agreement and that would need to be adopted legislatively by City Council through a special ordinance process. In addition to the on-site permanently affordable rental units, the Voluntary Agreement would include obligations for the Applicant to provide the other proposed community benefits and amenities, including but not limited to, the Community Plaza, the Art Pavilion, preservation of the historic Armory Building and the Community Pocket Park.

MODIFICATIONS PROPOSED

The Site/Use Review Application includes the following modifications that are requested to be permitted through the Site/Use Review Approval, included in the Voluntary Agreement and adopted by City Council by special ordinance:

- Development Intensity- Total square footage of Blocks 1 and 2 (166,343 s.f.) and residential density range for future Phase II in Blocks 3 and 4 (45-65 units total) would be allowed.
- Maximum Height- 55’ maximum regulatory height, measured per BRC standards, (maximum actual height from grade would not exceed 49’), would be allowed.
- Maximum Floor Area of Principal Building- Floor area of buildings exceeding 15,000 s.f. would be allowed.
- Maximum Stories- Three stories would be allowed.
- Permitted Uses- The following uses would be allowed:
 - Live-work (artists)
 - Home occupation (artists)
 - Art or craft studio space > 2,001 s.f. (Art Pavilion)
 - Small theater or rehearsal space (Art Pavilion)
 - Nonprofit membership club (Art Pavilion)
 - Adult educational facility (Art Pavilion)
 - Temporary Outdoor Entertainment (Community Plaza)
 - Temporary Sales (Art Pavilion and Community Plaza)
 - Retail Sales
 - Outdoor dining (Restaurant patios and Community Plaza)

- Parking Reduction- A 25% parking reduction would be allowed (226 off-street parking spaces provided where 301 would be required).

- Civil Engineering Variances-

Per Table 2-9: Maximum Street Grades of Section 2.07.E.2 – Maximum Street Grade street grades at intersection approaches should not exceed 4% for a minimum of 50-feet.

Variance: *At the intersection of Zamia and 14th Street the slope of the road will be 4% for the first 20-feet and then increase to 4.95% for the remaining 30-feet. There is approximately 17.7-feet of fall across the length of Zamia. This variance is needed in order to meet City slope and vertical curve requirements within the right-of-way through the rest of the site.*

Per Section 2.07.E.3 – Design Control for Vertical Curves control for sag and crest vertical curves (based on a design speed of 30 mph) shall meet the specifications shown in Table 2-10: Vertical Curve Design Control.

Variance: *Design control for vertical curves shall be based on American Association of State Highway and Transportation Officials (AASHTO) design standards rather than City of Boulder standards. At this time it is anticipated that design speeds for the site will be 25 miles per hour rather than the 30 miles per hour the City of Boulder code is based on.*

“Great public spaces are where celebrations are held, social and economic exchanges take place, friends run into each other, and cultures mix. They are the “front porches” of our public institutions—libraries, field houses, neighborhood schools—where we interact with each other and government. When the spaces work well, they serve as a stage for our public lives”.

- Project for Public Spaces



ARMORY COMMUNITY INTENSITY ANALYSIS

Background

The North Boulder Armory property has split zoning—the westerly 80% +/- of the property is zoned MU-1, and the easterly 20% +/- is zoned RMX-2.

The MU-1 zone district (formerly MU-D) is defined in Boulder’s modular zone system as Use Module M2, Form Module i, and Intensity Module 18. MU-1 is intended to be “Mixed use areas which are primarily intended to have a mix of residential and nonresidential land uses within close proximity to each other and where complementary business uses may be permitted.” The principal intensity limiter is a 0.6:1 floor area ratio (FAR).

The RMX-2 zone district (formerly MXR-D) is defined in Boulder’s modular zone system as Use Module R5, Form Module k, and Intensity Module 8. RMX-2 is intended to be “Medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted.” The principal density limiter is a density of 10-20 dwelling units per acre.

In Site Review, development intensity is blended across the entire property subject to the Site Review; however, in this instance, the split zoning results in two different intensity limiters that are not easily blended or reconciled, and the four blocks that will be created by subdivision and divided by 13th Street and Zamia Street do not align with the zoning line. Accordingly, there are multiple ways one can analyze the development intensity of the proposal—on a comprehensive basis across the entire site based on FAR, across the entire site based on dwelling units per acre, on a gross basis including the total land area, on a net basis after subtracting out right of way dedications, by the land area of the zoning districts or by the blocks to be created (either gross or net).

In general, this proposal suggests that the more intense, mixed-use development should be clustered along Broadway in Blocks 1 and 2 with higher density, rental housing units, and the eastern blocks (3 and 4) should be developed as lower density, detached and attached for-sale residential units in a manner similar to the Holiday neighborhood. In effect, some of the development intensity from the MU-1 portions of Blocks 3 and 4 would be transferred to Blocks 1 and 2. Although the overall development intensity of the proposal requires a modification from the by-right standards, the following data reflect that the total intensity proposed would be consistent with the BVCP land use designations for the property and, we believe, an appropriate solution to the challenges and opportunities provided by the site.

General Site Data

Total Site Area:	8.55 acres 372,458 s.f.
0.6 FAR of Total Site:	223,474 s.f.
MU-1 Zoned Area:	283,780 s.f. or 6.52 acres
RMX-2 Zoned Area:	88,672 s.f. or 2.04 acres
MU-1 Area at 0.6 FAR:	170,268 s.f.
RMX-2 Area at 20 D/U per acre:	40.8 units
ROW Dedications:	42,458 s.f.
ROW from MU-1 Area:	37,531 s.f.
ROW from RMX-2 Area:	4,927 s.f.
Blocks 1 and 2 Area Gross:	176,683 s.f. or 4.06 acres
Blocks 3 and 4 Area Gross:	195,775 s.f. or 4.49 acres
Total Gross Area:	372,458 s.f. or 8.55 acres
Blocks 1 and 2 Area Net:	154,973 s.f. or 3.56 acres
Blocks 3 and 4 Area Net:	175,025 s.f. 4.02 acres
Total Net Area:	329,998 s.f. or 7.58 acres

Proposal

Blocks 1 and 2 : 166,343 total square feet of floor area

Comprised of:

146 residential units totaling 136,073 s.f. (including common areas)

24,963 s.f. Restaurant, Retail, Office Flex Space (including the Armory Building)

5,307 s.f. Flex Art Space

Blocks 3 and 4: 45-65 units (in Phase II)
Total s.f. TBD

Intensity Analysis

Based on Gross Site:

146 units in Phase I plus 45-65 units in Phase II = 191 – 211 units total

22.34 – 24.68 D/U per acre average over 8.55 acres

Blocks 1 and 2 = 35.96 D/U per acre

Blocks 3 and 4 = 10.02 – 14.48 D/U per acre

FAR depends on s.f. of Phase II, but assuming 2,000 s.f. per D/U average:

45 units = 90,000 s.f.

65 units – 130,000 s.f.

166,343 + 90,000 = 256,343 = 0.688 FAR

166,343 + 130,000 = 296,343 = 0.795 FAR

Blocks 1 and 2 = 0.942 FAR

Blocks 3 and 4 = 0.460 – 0.664 FAR

Based on Site Net of All ROW Dedications

146 units in Phase I plus 45-65 units in Phase II = 191 – 211 units total

25.20 – 27.84 D/U per acre average over 7.58 acres

Blocks 1 and 2 = 41.01 D/U per acre

Blocks 3 and 4 = 11.19 – 16.17 D/U per acre

FAR depends on s.f. of Phase II, but assuming 2,000 s.f. per D/U average:

45 units = 90,000 s.f.

65 units – 130,000 s.f.

166,343 + 90,000 = 256,343 = 0.777 FAR overall

166,343 + 130,000 = 296,343 = 0.898 FAR overall

Blocks 1 and 2 = 1.073 FAR

Blocks 3 and 4 = 0.514 – 0.743 FAR

Mixed Use FAR Based on MU-1 Zoning - Gross

Gross Area of MU-1 = 283,780 s.f.

166,343 total square feet of mixed use floor area Blocks 1 and 2

Mixed Use = 0.586 FAR

Mixed Use FAR Based on MU-1 Zoning - Net of All ROW Deductions

Net Area of MU-1 = 246,249 s.f.

166,343 total square feet of mixed use floor area Blocks 1 and 2

Mixed Use = 0.676 FAR